

OFFICE FOR SALE

3709 BEAUMONT AVE

3709 Beaumont Avenue, Liberty, TX 77575



PROPERTY DESCRIPTION

Fully renovated 2008sf office with almost 2 ac stabilized yard. Perimeter lighting for extra security. Adjacent property available separately, if additional acreage needed. Well suited for lay down yard, or truck/equipment parking & storage.

PROPERTY HIGHLIGHTS

- Office / Flex / Industrial
- 2008 sf Office
- 1.82 Ac Stabilized Yard

OFFERING SUMMARY

Sale Price:	\$475,000.00
Lot Size:	1.826 Acres
Building Size:	2,008 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	386	2,925	4,816
Total Population	827	6,917	11,191
Average HH Income	\$42,974	\$54,280	\$59,465

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MARILYN KITTRELL
C: 214-412-7303

KATHLEEN DWYER
C: 936-402-0333

M KITTRELL PROPERTIES, INC.
TX# 9012734

E: mkittrell@mkittrellproperties.com or
kdwyer@mkittrellproperties.com

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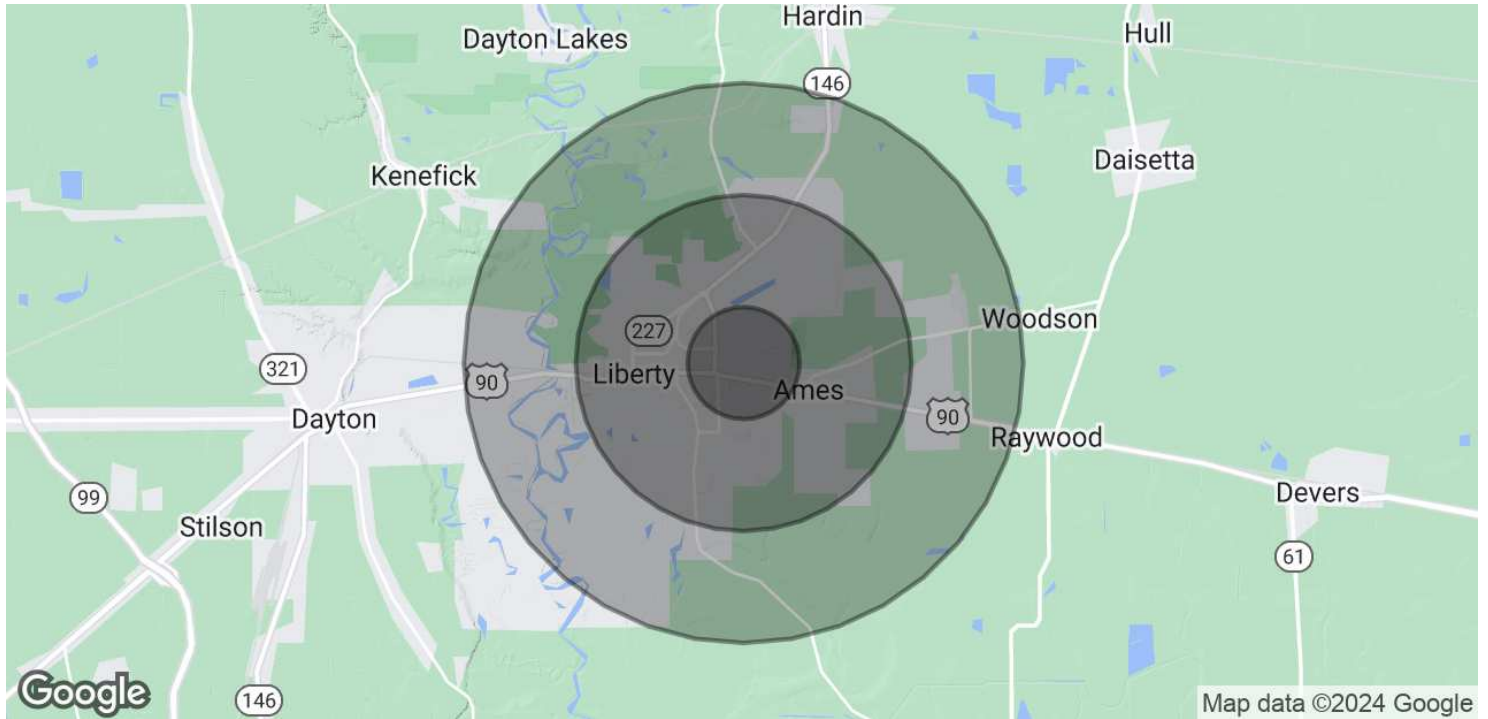
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	827	6,917	11,191
Average Age	34.4	38.2	38.5
Average Age (Male)	34.7	40.1	39.4
Average Age (Female)	34.7	38.9	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	386	2,925	4,816
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$42,974	\$54,280	\$59,465
Average House Value	\$89,630	\$126,066	\$156,327

* Demographic data derived from 2020 ACS - US Census

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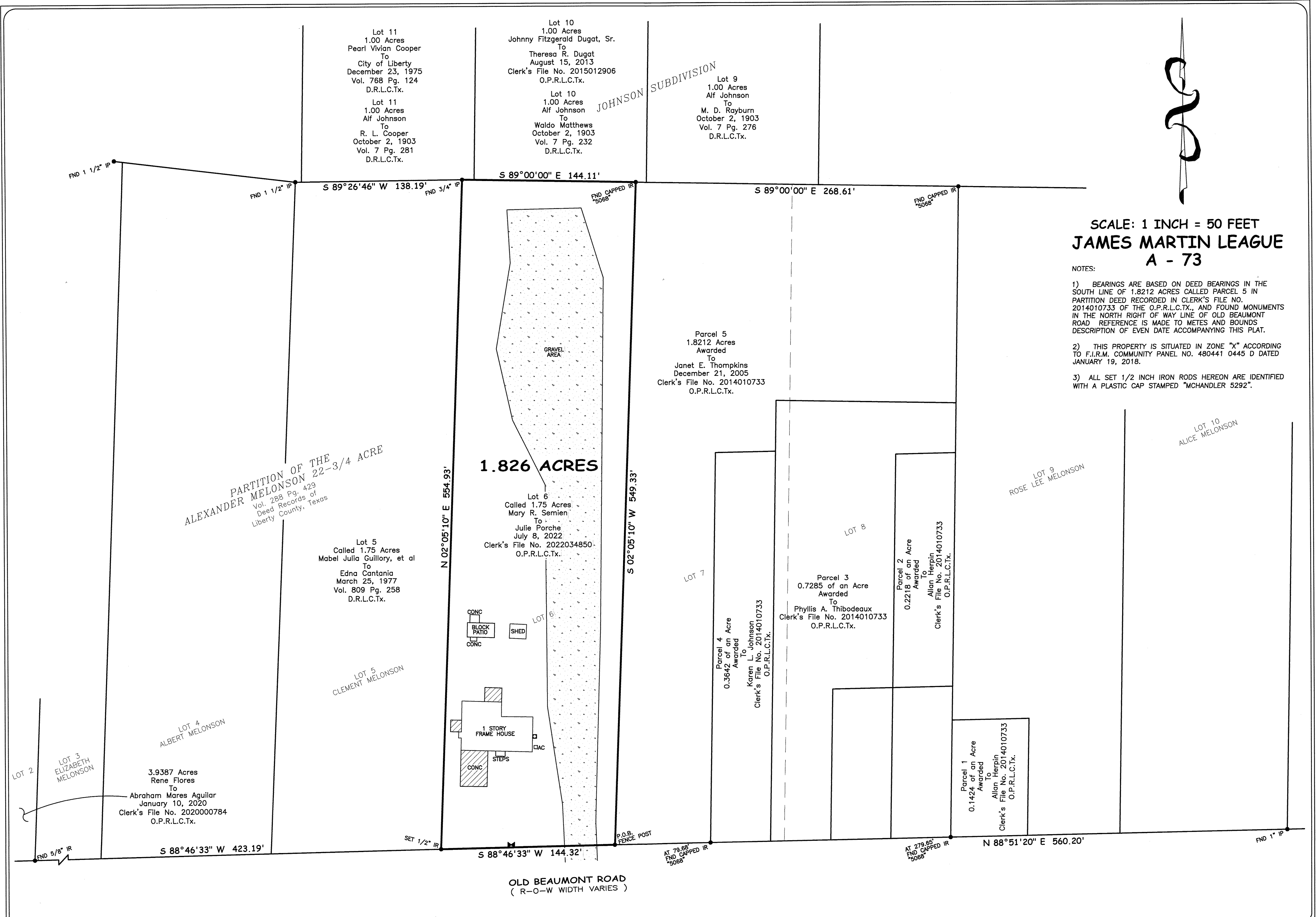
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SCALE: 1 INCH = 50 FEET
JAMES MARTIN LEAGUE
A - 73

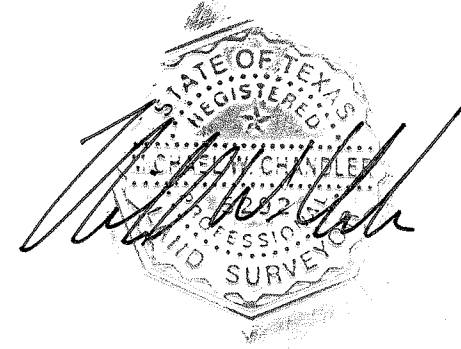
- NOTES:
- 1) BEARINGS ARE BASED ON DEED BEARINGS IN THE SOUTH LINE OF 1.8212 ACRES CALLED PARCEL 5 IN PARTITION DEED RECORDED IN CLERK'S FILE NO. 2014010733 OF THE O.P.R.L.C.TX., AND FOUND MONUMENTS IN THE NORTH RIGHT OF WAY LINE OF OLD BEAUMONT ROAD REFERENCE IS MADE TO METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS PLAT.
 - 2) THIS PROPERTY IS SITUATED IN ZONE "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480441 0445 D DATED JANUARY 19, 2018.
 - 3) ALL SET 1/2 INCH IRON RODS HEREON ARE IDENTIFIED WITH A PLASTIC CAP STAMPED "MCHANDLER 5292".



PARTITION OF THE
ALEXANDER MELONSON 22-3/4 ACRE
 Vol. 288 Pg. 429
 Deed Records of
 Liberty County, Texas

I, MICHAEL W. CHANDLER, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5292, do hereby certify that this plat delineates the results of a survey made on the ground under my supervision on October 25, 2022 and that all lines, boundaries, and landmarks are accurately shown hereon.

WITNESS my hand and seal at MONT BELVIEU, TEXAS, this the 3rd. day of November, A. D., 2022.



- LEGEND**
- = GAS METER
 - = WATER METER
 - ▨ = COVERED AREA

CHAMBERS SURVEYING & MAPPING
 P. O. BOX 1272 MONT BELVIEU, TEXAS 77580
 PHONE: 281-576-6788 CELL: 832-784-7025 FIRM REG. NO. 100127-00

DRWN BY: JWM	LOT: 6	SECTION: N/A
CHKD BY: CKC	BLOCK: N/A	COUNTY: LIBERTY
DATE: 11/2/22	JOB No.: 22-4990	GF No.:

SUBDIVISION: ALEXANDER MELONSON 22-3/4 ACRE PARTITION
 SURVEY: JAMES MARTIN LEAGUE A - 73
 ADDRESS:
 SURVEY FOR: JULIE FAIRCHILD



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

M Kittrell Properties, Inc.	9012734	mkittrell@mkittrellproperties.com	(214)412-7303
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marilyn Kittrell	0628419	mkittrell@mkittrellproperties.com	(214)412-7303
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Marilyn Kittrell	0628419	mkittrell@mkittrellproperties.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date